



TACOMA TIDEFLATS

SUBAREA PLAN

Informational Meeting

June 6, 2022



Agenda

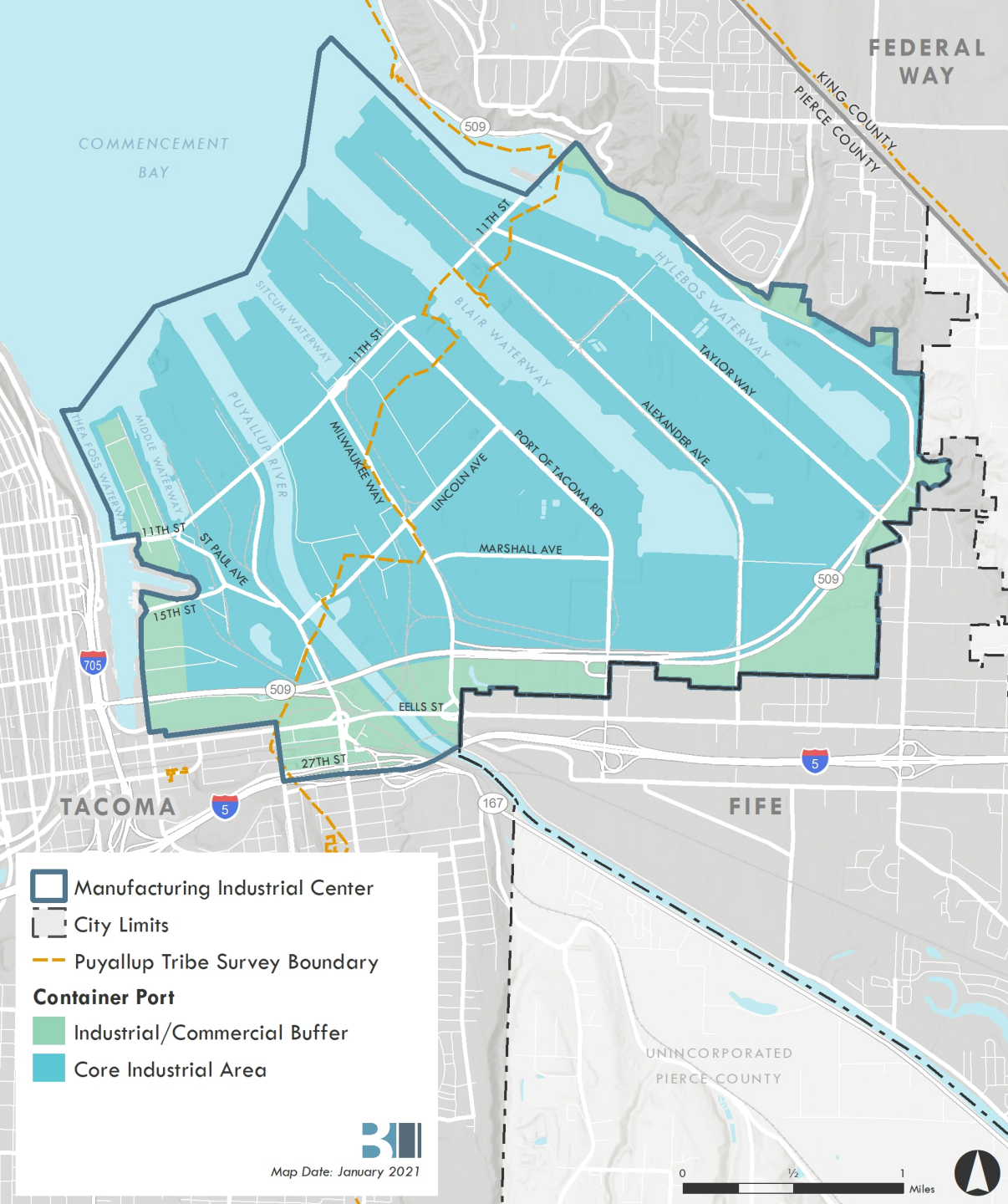
PURPOSE of the meeting: Update on status and next steps for Tideflats Subarea Plan and EIS and provide information on how to participate.

- Introduce Process
 - Background
 - Timeline and Major Milestones for Plan and EIS
 - Opportunities for public participation
- Introduce Steering Committee Proposed Future Development Alternatives
 - Guiding Principles
 - Plan Alternatives

Introduction and Background

Study Area

- Over 5,000 acres of waterfront land providing vital saltwater and estuarian habitat for salmon, shellfish and other marine life.
- Ancestral lands of the Puyallup Tribe of Indians.
- Designated as the Port of Tacoma Manufacturing Industrial Center (MIC).
- The MIC is home to Tacoma and Pierce County's highest concentration of industrial and manufacturing activity and is the work site for about 10,000 employees.



What is a Manufacturing and Industrial Center?

- A designation established in 2002 in the Puget Sound Regional Council's *VISION 2040* and the City of Tacoma's Comprehensive Plan.
- Ten MICs designated in the Puget Sound Region targeted for significant regional employment growth.
- Manufacturing and industrial uses are protected from encroachment.
- Designation provides regional funding priority for major transportation projects, e.g., Port of Tacoma Road, Taylor Way, SR 167, and freight projects.

What is a Subarea Plan?

Subarea planning allows for the establishment of a shared, long-term vision, and a more coordinated approach to development, environmental review, and strategic capital investments in a focused area.

- Considers how broad city-wide policies apply within a specific area
- Grounds the goals and policies within the specific conditions of an area
- Allows for greater assessment of potential impacts of growth and development and strategies to mitigate those impacts
- Define how the subarea relates to neighborhoods and communities surrounding it

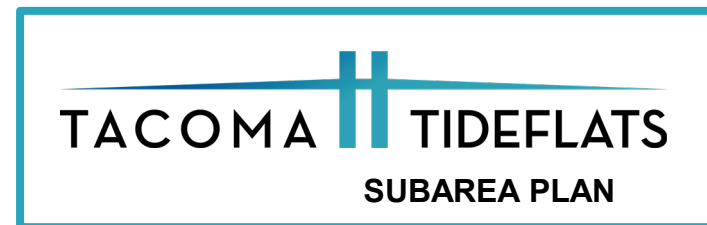
Benefits of a Subarea Plan

- **Coordinated approach to development and mitigation**
- **Improve predictability for permitting for applicant and community**
- **Increase eligibility for transportation funding and capital investments**
- **Enhanced and streamlined environmental review**

Policy Framework for the Subarea Plan



One Tacoma Comprehensive Plan



Shared Planning

- The Subarea Plan and EIS is a shared planning effort among five participating governments.
- The goal is to have ongoing collaboration and dialogue to implement the plan.



Overall Project Objectives

Key project themes from the Intergovernmental Work Plan:

- Economic prosperity for all
- Environmental remediation and protection
- Transportation and capital facilities plan
- Public participation and outreach

Project Status and Progress

Community Visioning Process and Report

- Steering Committee reviewed on August 12, 2021
- Visioning Report documents methods of engagement, public participation, and engagement outcomes

Baseline Conditions Report

- Steering Committee reviewed on March 11, 2021
- Documents existing policies, programs, regulations as well as baseline conditions for topics to be addressed in the Environmental Impact Statement.

Public Engagement Plan

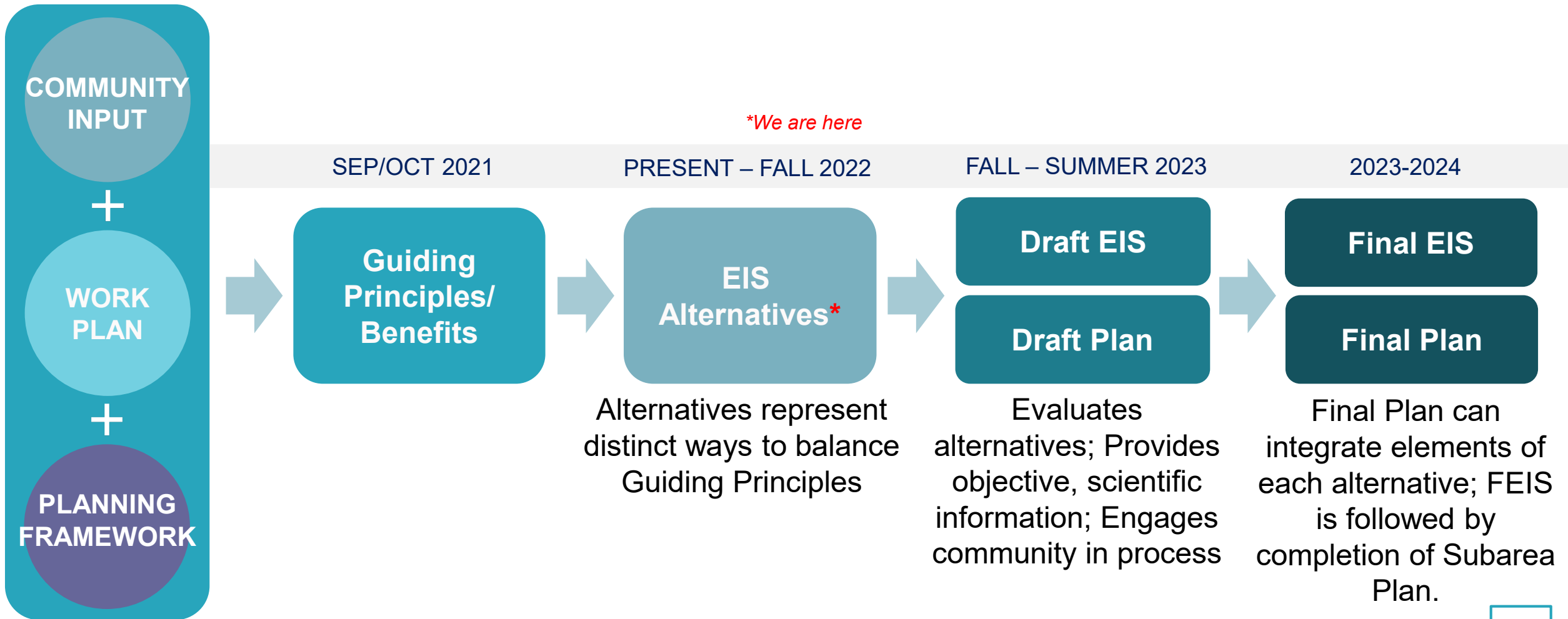
- Steering Committee Reviewed and Approved on July 9, 2020

Project Status and Progress

Next Milestone: Finalize Scope and Alternatives for Environmental Impact Statement

- Provides environmental information to decision-makers
- Evaluate the proposed alternatives to determine probable significant adverse impacts (cumulative, areawide)
- Identify potential mitigation measures
- Assess current and future transportation and public facility services and demand
- Involves the public in evaluating environmental information

Planning Process and Timeline



Steps to Finalize Scope and Alternatives

- **March 24, 2022: Tideflats Steering Committee recommended Preliminary Alternatives for scoping process**
 - cityoftacoma.org/tideflatsplan
- **Anticipated Scoping Comment Period: June 22 – August 5**
 - Comments directed to staff and the consultant team
 - Expect additional public notice when scoping period begins
- **City Council Process: August to October/November**
 - Comments directed to the City Council
 - Extended public comment periods if amendments are considered
- **Final Scope of Environmental Review: November/December**

Types of Comments

- **Preliminary Alternatives Document**

- Guiding Principles
- Maps
- Element Comparison

- **Scope of Environmental Review**

- Probable significant adverse impacts
- Proposed mitigation measures

Environmental Elements:

- Earth
- Air
- Water
- Plants
- Animals
- Energy and natural resources
- Environmental Health
- Land and shoreline use
- Housing
- Aesthetics
- Light and glare
- Recreation
- Historic and Cultural Preservation
- Transportation
- Public services
- Utilities

How to Provide Comments

- **Public Scoping Meeting – July 13, 2022 @ 6:00 PM (Zoom)**
- **Online Comment form: cityoftacoma.org/tideflatsplan**
- **Written Comments: Planning, 747 Market Street, Room 345, Tacoma WA 98402**

Steering Committee Recommendation

- Guiding Principles
- Preliminary Alternatives

Guiding Principles

Categories of Guiding Principles

- Environment and Health
- Tribal Assets
- Transportation and Infrastructure
- Land Use and Economic Development
- Governance and Collaboration



Environment and Health

- Salmon and shellfish are thriving.
- Subarea supports healthy communities and ecosystems.
- Safe and healthy work environment.
- Inclusive and equitable growth.
- Diverse opportunities to participate in cultural, educational, scientific, and recreational activities.



Tribal Assets

- Reservation and tribal lands are protected from encroachment preserving unique cultural characteristics.
- Elevate the subarea as a site of cultural practices for the Puyallup Tribe of Indians.



Transportation and Infrastructure

- Climate science and greenhouse gas impacts are integrated into plans, programs, and investments. The subarea is more climate resilient by identifying and protecting vital infrastructure subject to future impact to climate change.
- Proactive investment in infrastructure supports mobility, economic development, environmental protection, and climate resiliency.
- The Subarea Plan identifies steps to achieve decarbonization of Port and industrial activity and to accelerate emissions reductions.



Land Use and Economic Development

- Industrial lands are preserved and valued.
- The subarea is a center of global trade.
- Leader in the green economy and facilitate a transition to carbon-free energy.
- Expand family wage jobs and diverse career pathways.
- The subarea has effective buffers and transitions with neighboring communities.



Governance and Collaboration

- Ongoing coordinated problem solving among partners and a shared sense of responsibilities and priorities.
- Ongoing collaboration and dialogue to implement the plan.



Preliminary Alternatives

Alternatives

- Alternatives are basic building blocks of the Environmental Impact Statement (EIS)
- Establish project goals and consider alternatives to meet those goals with a lower environmental cost
- Represent a reasonable range of choices, reflecting different community interests and input
- The final action chosen by decision-makers need not be identical to any single alternative in the EIS, but must be within the range of alternatives discussed

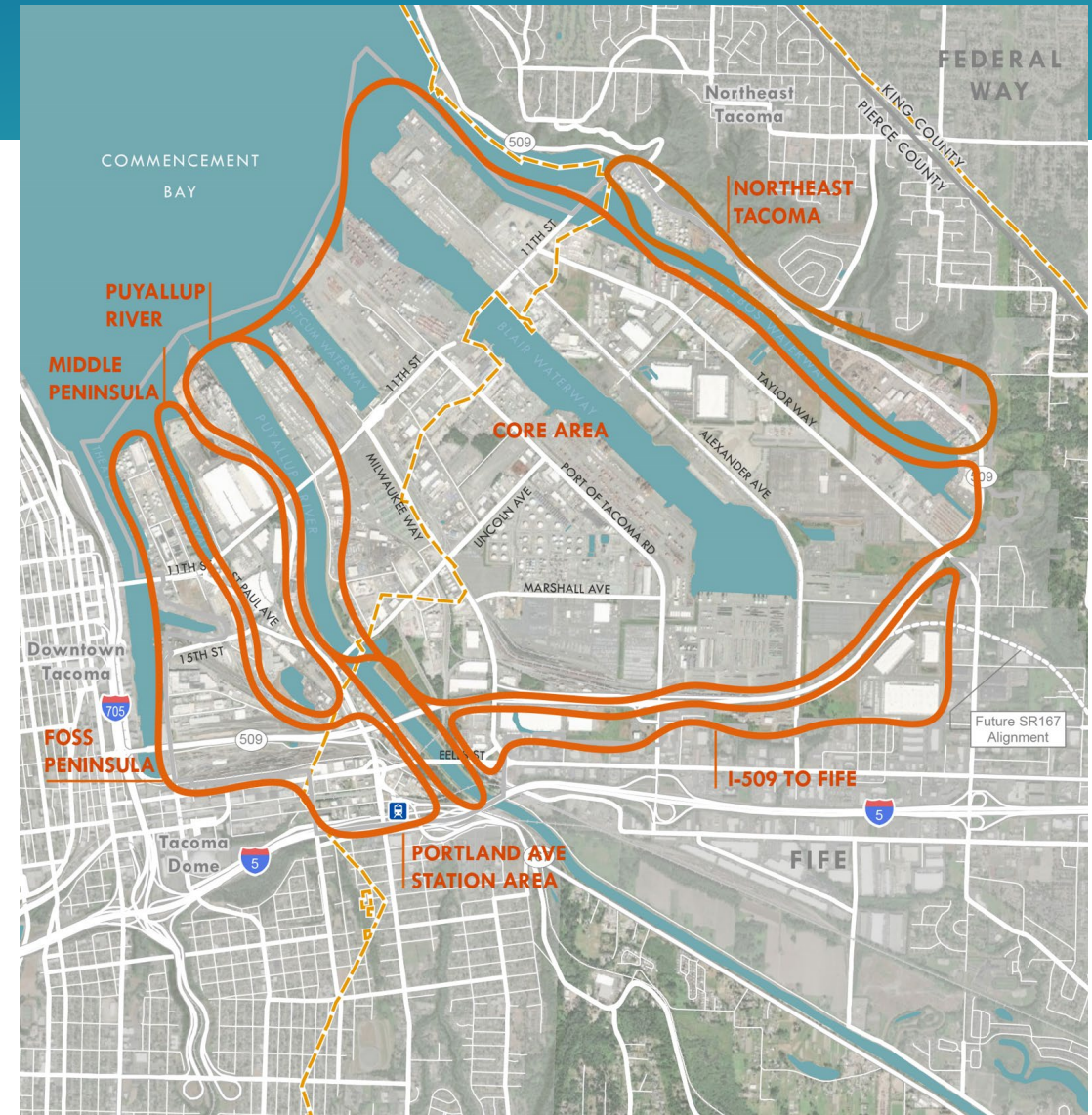


Alternatives - Elements

- Employment Growth/Density
- Industrial concentration/ zoning/ light and heavy use mix
- Transition areas and transition concepts
- Housing
- Industrial use flexibility
- Public access and recreation
- Shoreline restoration
- Sea level rise
- De-carbonization

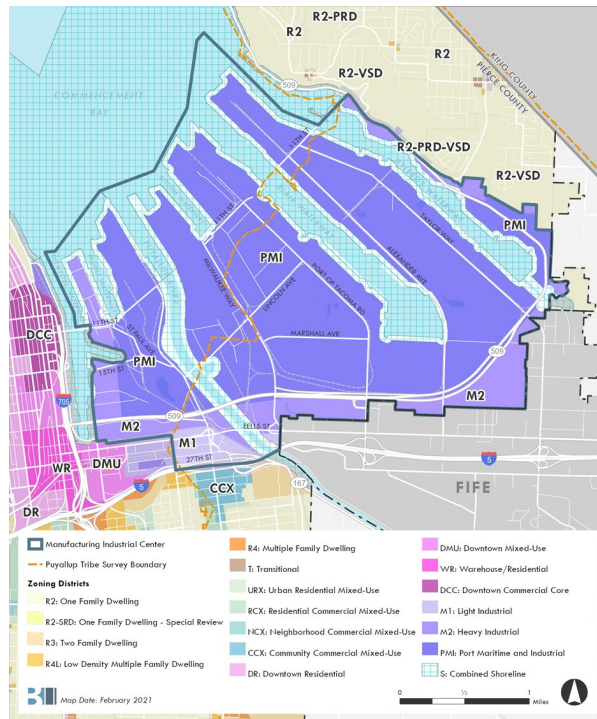
Character Areas

- Core Area
- Northeast Tacoma
- I-509 to Fife Transition
- Puyallup River
- Middle Peninsula
- Foss Peninsula
- Portland Ave Station Area

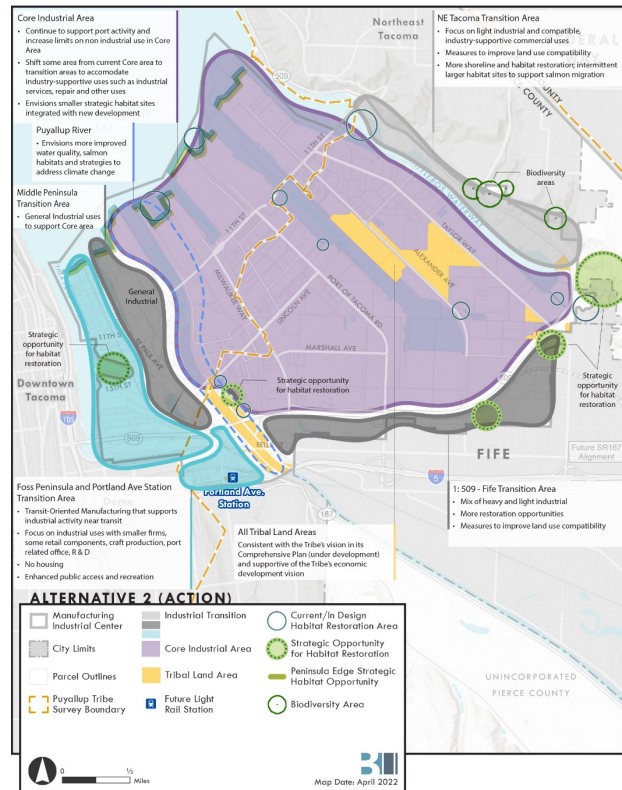


Range of Alternatives

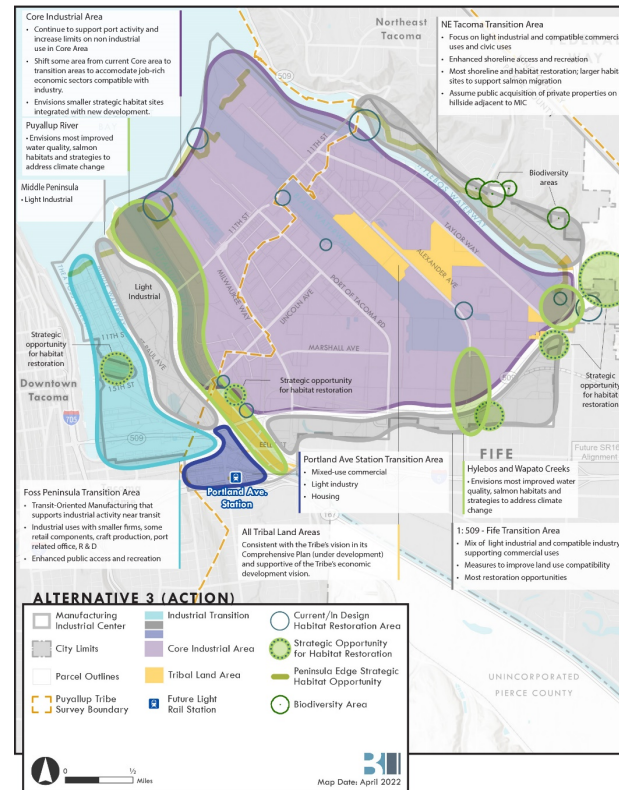
ALTERNATIVE 1



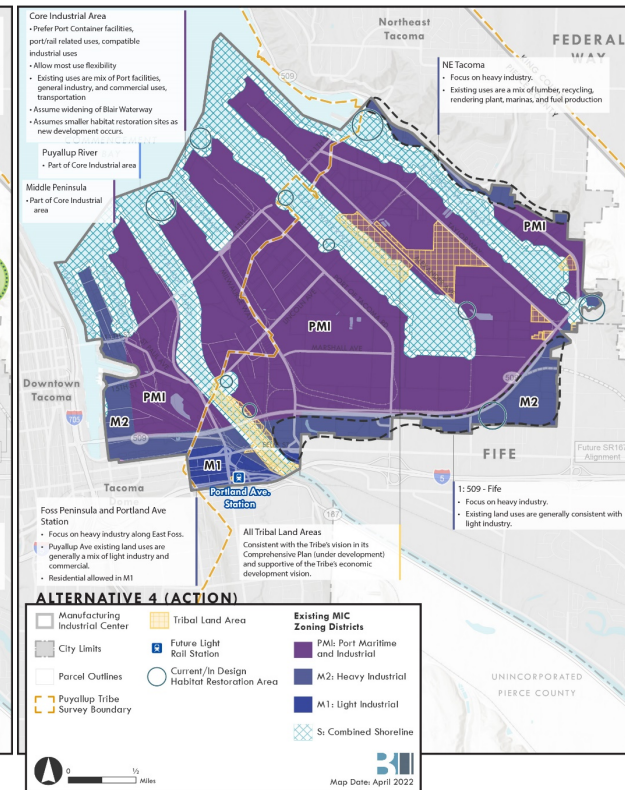
ALTERNATIVE 2



ALTERNATIVE 3



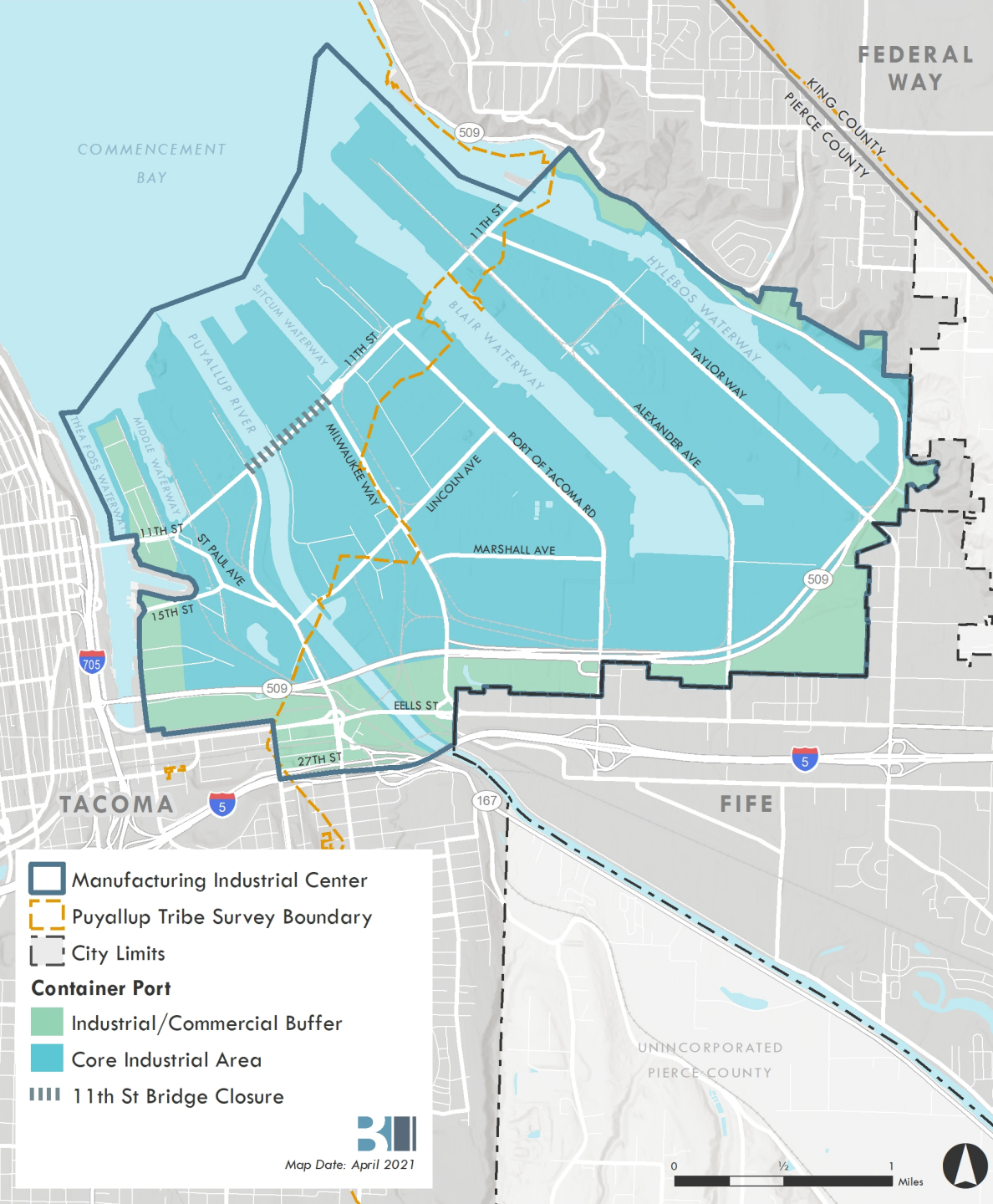
ALTERNATIVE 4



Alternative 1

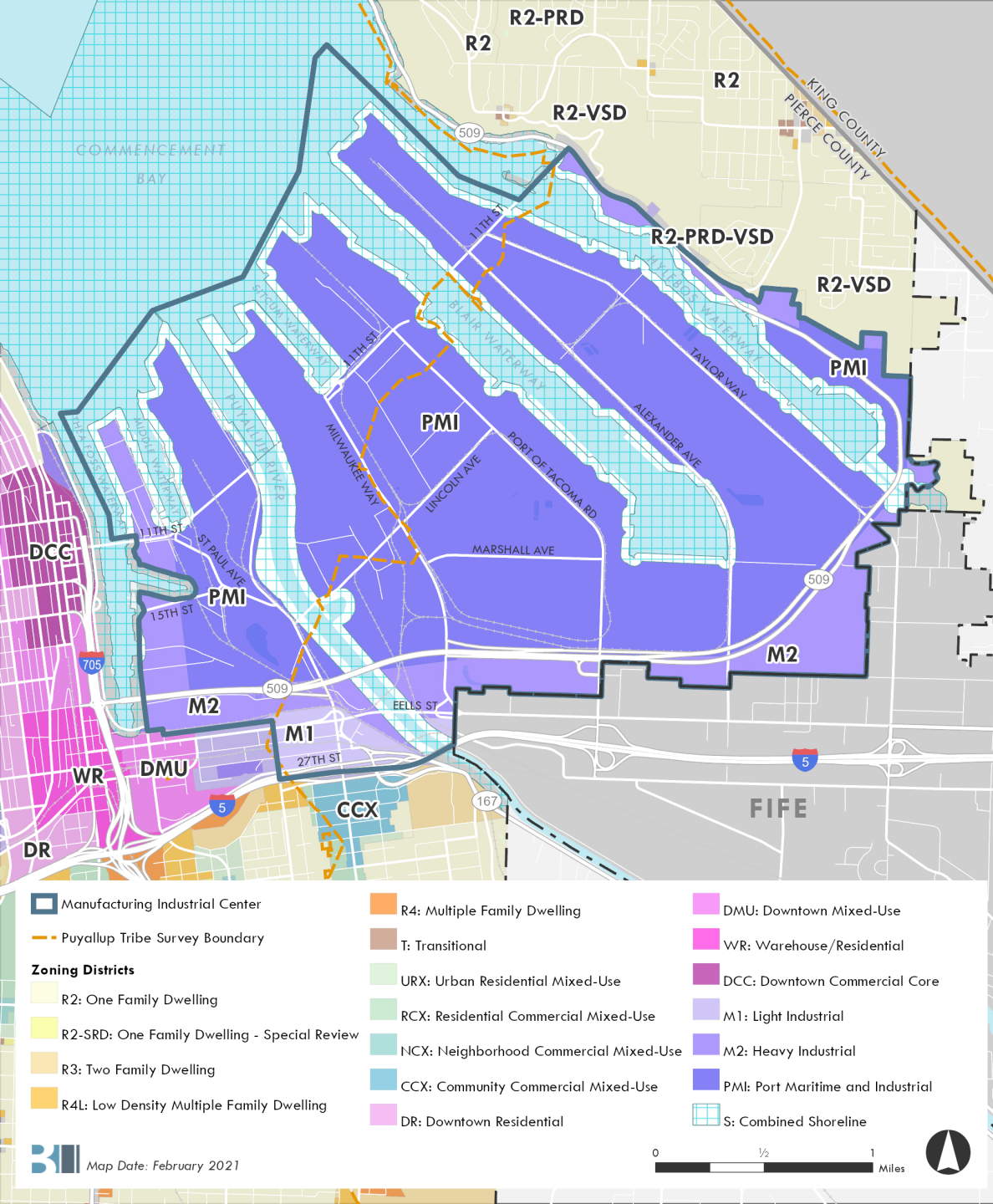
Alternative 1

- **Container Port Element**
- **Core Area:** Identify the core port area and protect the long-term viability of this area. Use preferences are for cargo terminals, port-related container activity, compatible manufacturing, rail related uses and other supportive uses.
- **Industrial/Commercial Buffer:** Establish an Industrial/Commercial Buffer that will protect the viability of the core area while providing for compatible use and development with surrounding area. Allow greater mix of industrial activity and compatible uses. Establish development standards for greater compatibility with surrounding areas.



Alternative 1

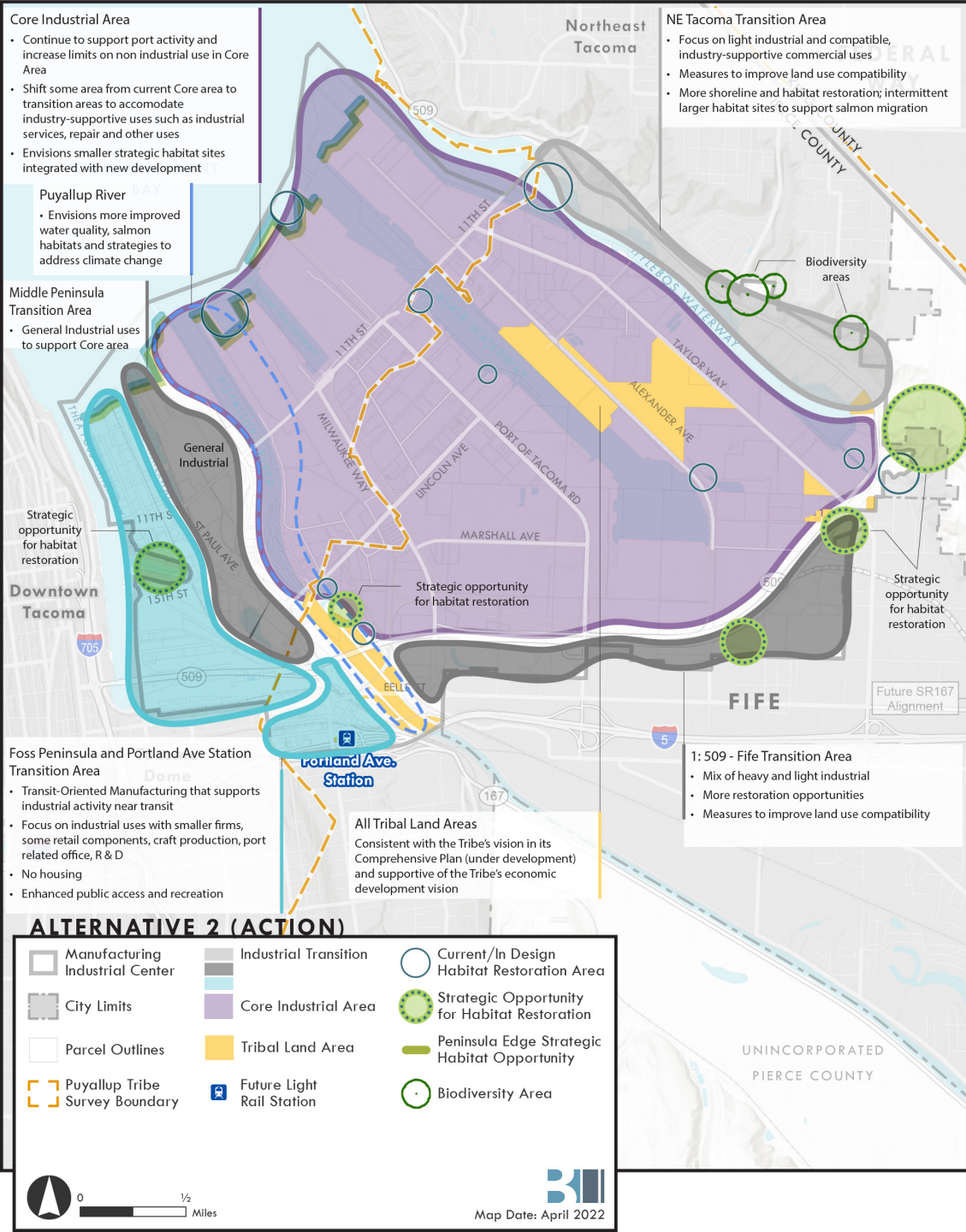
- Baseline: Incorporates recent Tideflats and Industrial Land Use Amendments (Non-Interim Regulations).
- Job Growth: 2,000 new jobs (current trend).
- Assumes some new development will occur under existing policies and regulations.
- Housing is generally prohibited with exception of M-1
- Buffer Areas: Primarily zoned for heavy industrial activity
- Restoration: Occurs primarily as mitigation for project level impacts.
- Public Access: Guided by Port/City IGA based on existing public access plans.



Alternative 2

Alternative 2

- Growth Target: 10,000 new jobs
- Focus on employment dense industrial sectors and more aggressive industrial growth.
- More restrictions on non-industrial uses, and limits on housing in the Portland Ave/Thea Foss area.
- Transition Areas: Tests multiple concepts.
- Restoration: Greater up-front coordination and shared restoration sites.
- Public Access: Expands in conjunction with restoration and transition areas



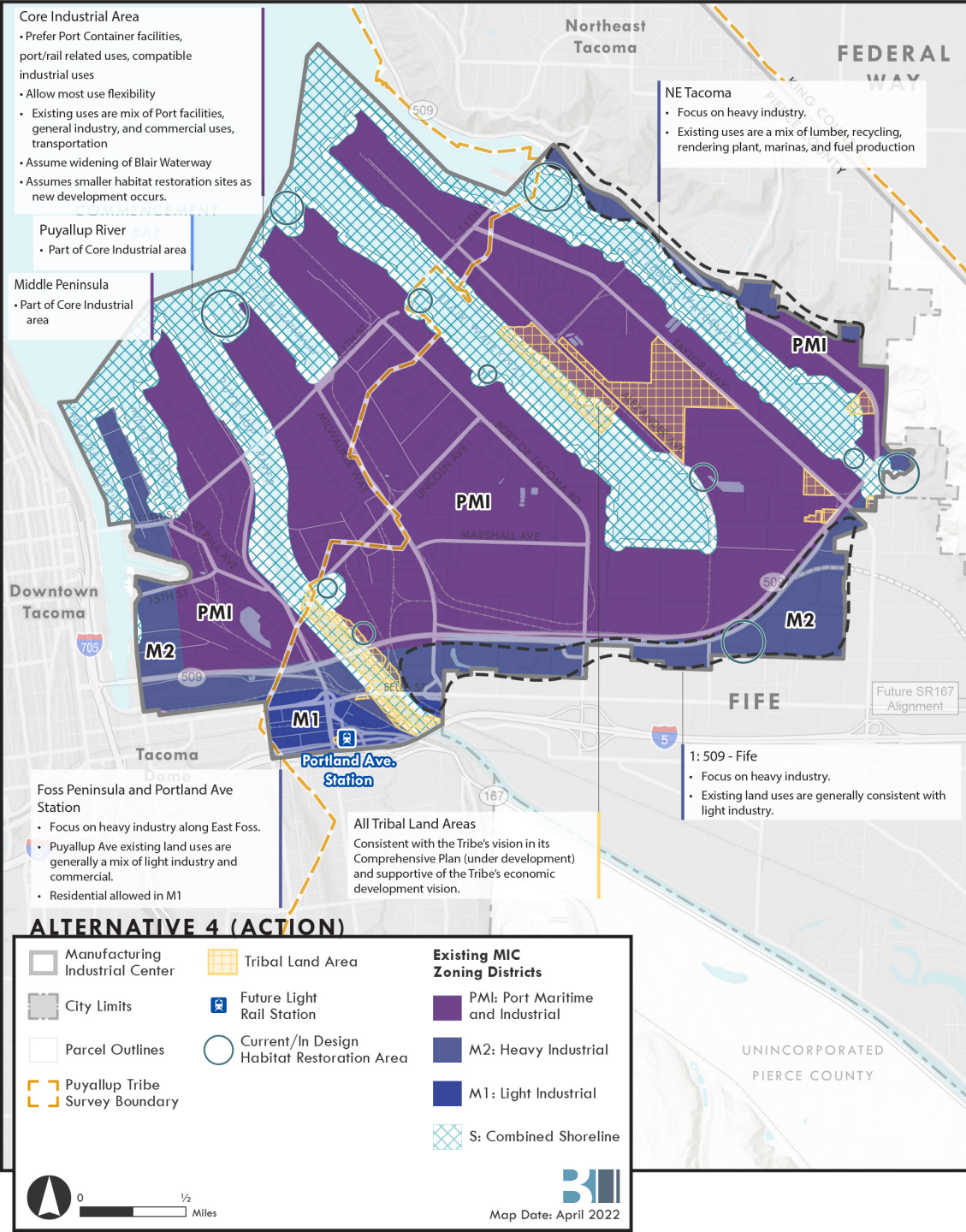
Alternative 3

- Growth Target: 10,000 new jobs
- Economic focus: Uses more directly serving the Port of Tacoma.
- Transition Areas: Shift to light industrial land uses with more use flexibility for compatible commercial/civic uses.
- Transit Oriented Development with light industrial around Portland Ave Station
- Puyallup River water quality and habitat focus
- Restoration: More proactive investment above and beyond permit mitigation
- Public Access: More proactive investment in shoreline public access and recreation

Alternative 4

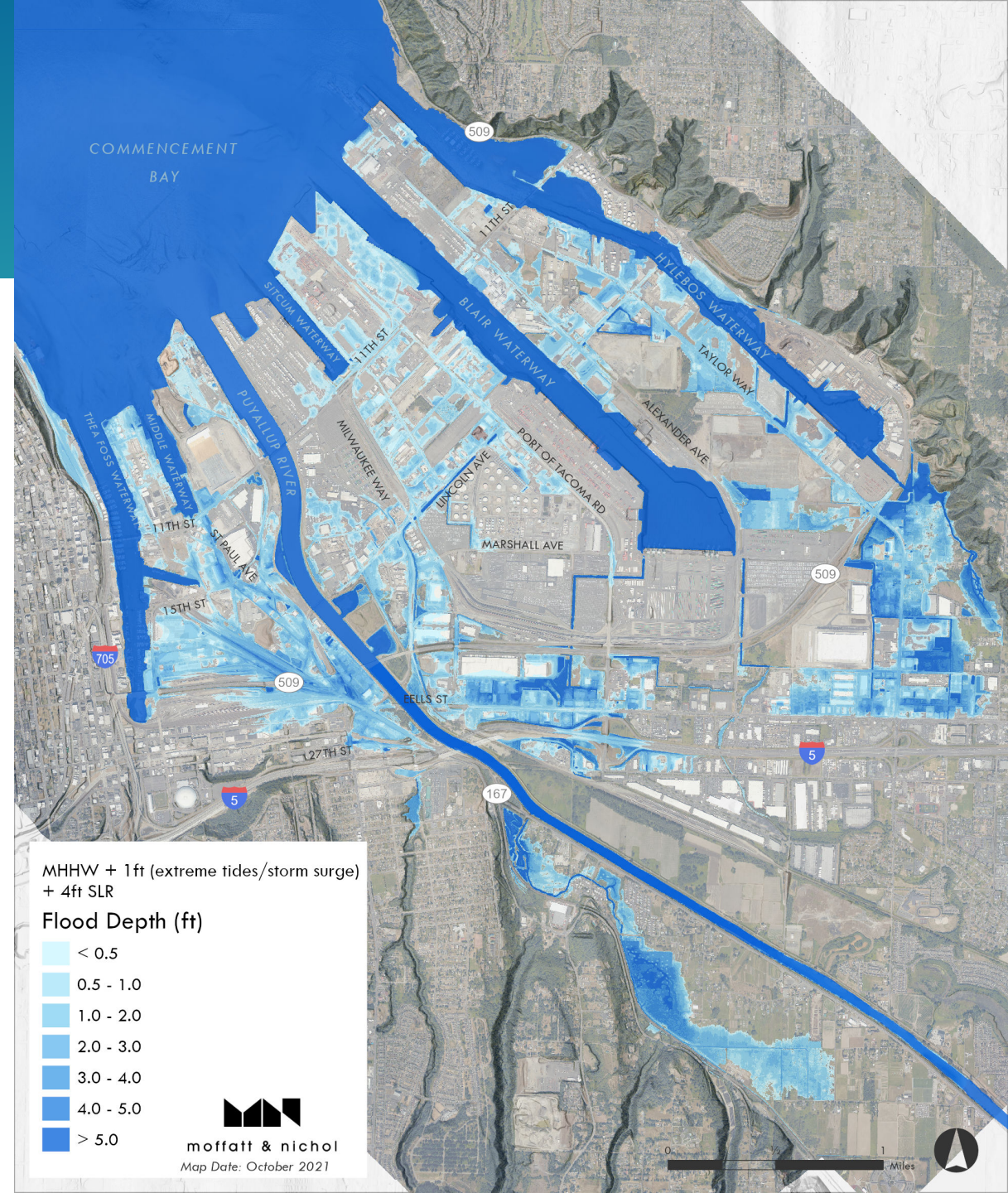
Alternative 4

- Avoid displacement of port supportive uses
- Allow some additional housing near high capacity transit
- Coordinate and accelerate fish and wildlife habitat restoration
- Greater coordination and enhancement of shoreline access and recreation
- Shared priority transportation projects, coordinate mitigation agreements, prioritize freight routes, and consider sea level rise in transportation planning

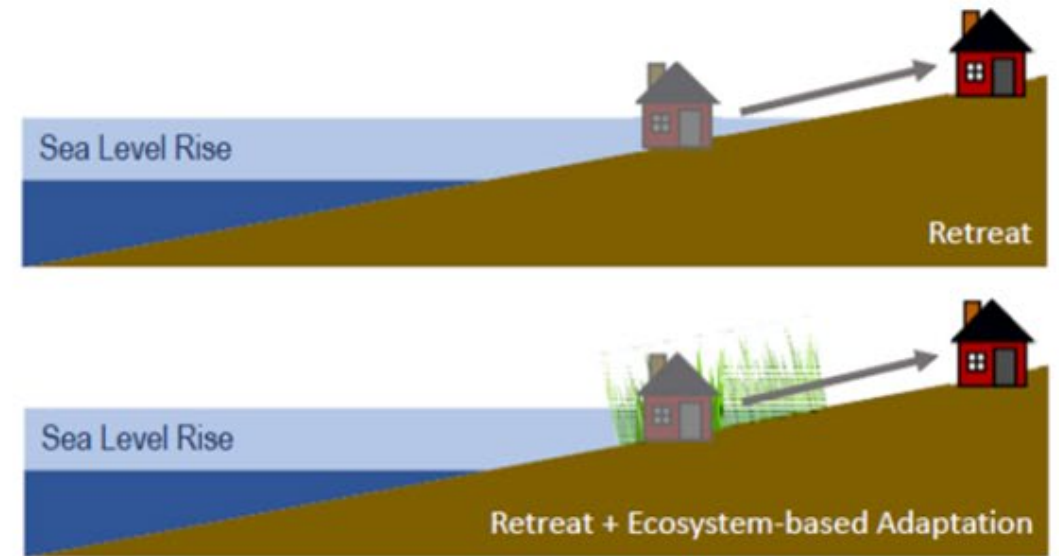
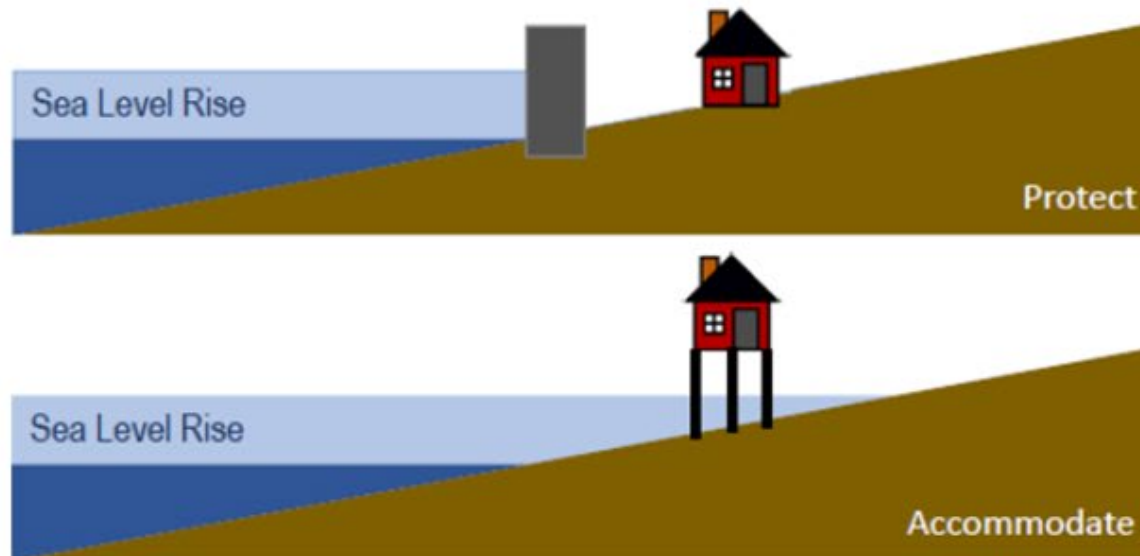


Sea Level Rise

- Alternatives will test a range of climate adaptation strategies under a common sea level rise scenario of 4' rise plus 1' storm surge.
- Under Alternative 1 – project and site by site adaptation.
- Under Alternative 2 – focus on protective and accommodative adaptation.
- Under Alternative 3 – focus on accommodation and managed retreat.
- Under Alternative 4 – measures to preserve industrial lands and essential public facilities.

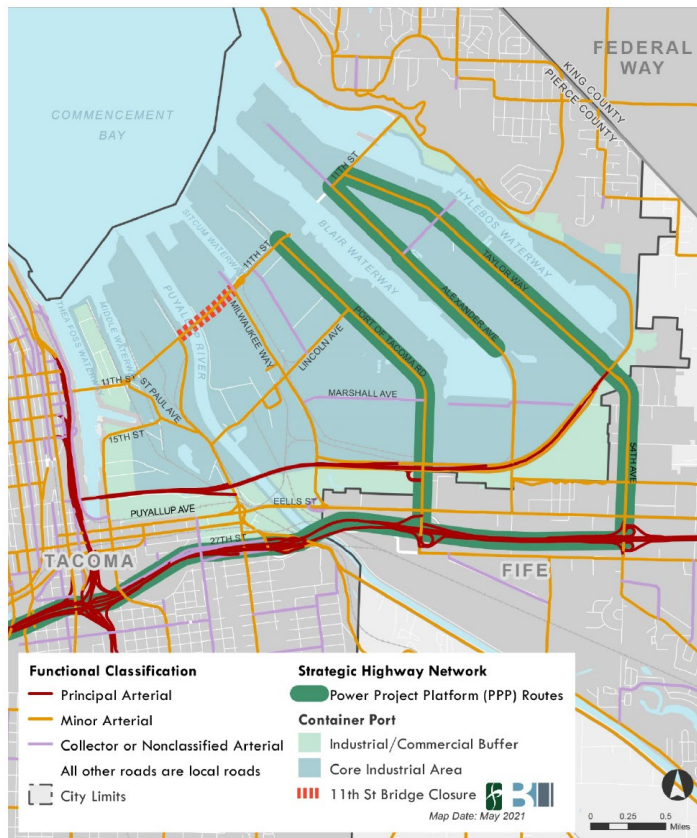


Sea Level Rise

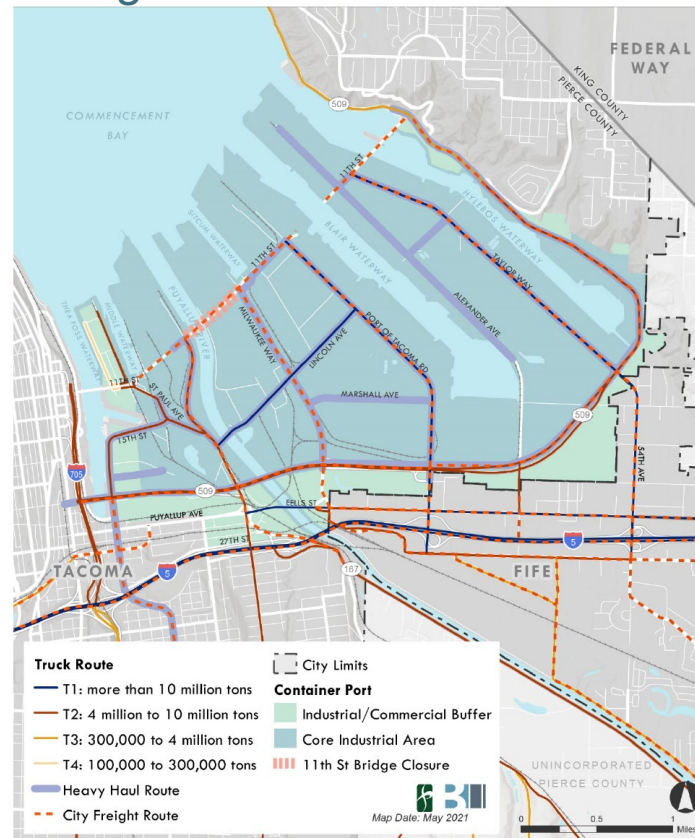


Transportation

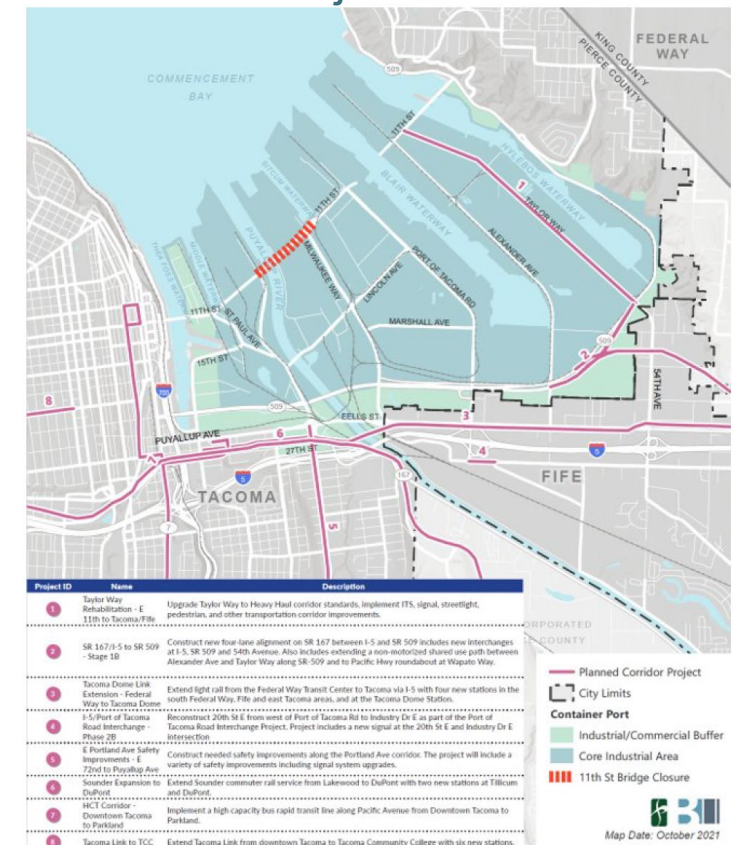
Functional Classifications



Freight Corridors



Assumed Projects



Steps to Finalize Scope and Alternatives

- **Draft Documents available online:**
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